

**DEVELOPMENT STANDARDS**

- A. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Carolinas Properties, LLC (the "Petitioner") to accommodate the development of that approximately 4.801 acre site located on the east side of Marvin Road between Fruitland Road and Old Ardrey Kell Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 223-271-47, 223-271-48, 223-271-49, 223-271-50, 223-271-51 and 223-271-52.
  - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
  - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the internal private alleys/streets and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- B. Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 53 single family attached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.
- C. Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
  - As depicted on the Rezoning Plan, the Site will be served by internal private drives/alleys. Minor adjustments to the locations of the internal private drives/alleys shall be allowed during the construction permitting process.
  - Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan. The internal sidewalks may meander to save existing trees.

- D. Architectural Standards**
- The architectural standards set out below shall apply to each single family attached dwelling unit/building constructed on the Site.
    - The maximum height of any building constructed on the Site shall be 40-feet as measured under the Ordinance.
    - The primary exterior building materials for the single family attached dwelling units constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding.
    - Vinyl, EIFS or masonite may not be used as an exterior building material on any single family attached dwelling unit constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
    - The actual sizes of the single family attached dwelling units/lots may vary from the sizes depicted on the Rezoning Plan.
    - Each single family attached dwelling unit constructed on the Site shall have a garage.
    - The single family attached dwelling units located in Building 2, Building 3, Building 4, Building 5 and Building 6 shall front Marvin Road, and these single family attached dwelling units shall be alley/rear loaded.
    - If pitched roofs are provided, the front of the roofs shall be symmetrically sloped no less than 5:12. The rear of the roofs and roofs for any porches, covered stoops, attached sheds and dormers may be no less than 2:12. Additionally, a flat roof architectural style may be employed.
    - The finished floor elevation of each single family attached dwelling unit located within 15 feet of a public sidewalk shall be a minimum of 12 inches above the average sidewalk grade of the public sidewalk.
    - Each single family attached dwelling unit constructed on the Site shall have a usable front porch or a front stoop. Usable front porches shall be covered and be at least 5 feet in depth. Front stoops shall be covered and front stoops may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner. Front stoops shall not be required to have a minimum depth of 5 feet.
    - All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
    - The front elevation of each single family attached dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the single family attached dwelling unit.
    - Walkways shall be provided to connect all residential entrances to sidewalks fronting public streets.

- E. Streetscape and Landscaping**
- A minimum 8 foot wide planting strip and a minimum 6 foot wide sidewalk shall be installed along the Site's frontages on Marvin Road and Old Ardrey Kell Road as generally depicted on the Rezoning Plan. The sidewalks may be located in a sidewalk utility easement.
  - A minimum 20-foot wide tree save and landscaped area shall be established along the Site's eastern and northern boundary lines as more particularly depicted on the Rezoning Plan. At a minimum, this 20-foot wide tree save and landscaped area shall meet the tree and shrub requirements of a Class C buffer. If the existing trees and shrubs located within this 20-foot wide tree save and landscaped area do not meet the tree and shrub requirement of a Class C buffer, then Petitioner shall plant and install supplemental trees and shrubs to bring the 20-foot wide tree save and landscaped area into compliance with the tree and shrub requirements of a Class C buffer.
- F. Lighting**
- All freestanding lighting fixtures installed on the Site by Petitioner (excluding street lights, lower, decorative lighting that may be installed along the driveways, private alleys, sidewalks and walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. This requirement shall not apply to existing freestanding lighting fixtures on the Site.
  - The maximum height of any freestanding lighting fixture installed on the Site by Petitioner, including its base, shall not exceed 21 feet. This requirement shall not apply to existing freestanding lighting fixtures on the Site.
- G. Environmental Features/Greenway**
- The development of the Site will comply with the Charlotte Tree Ordinance.
  - Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- H. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

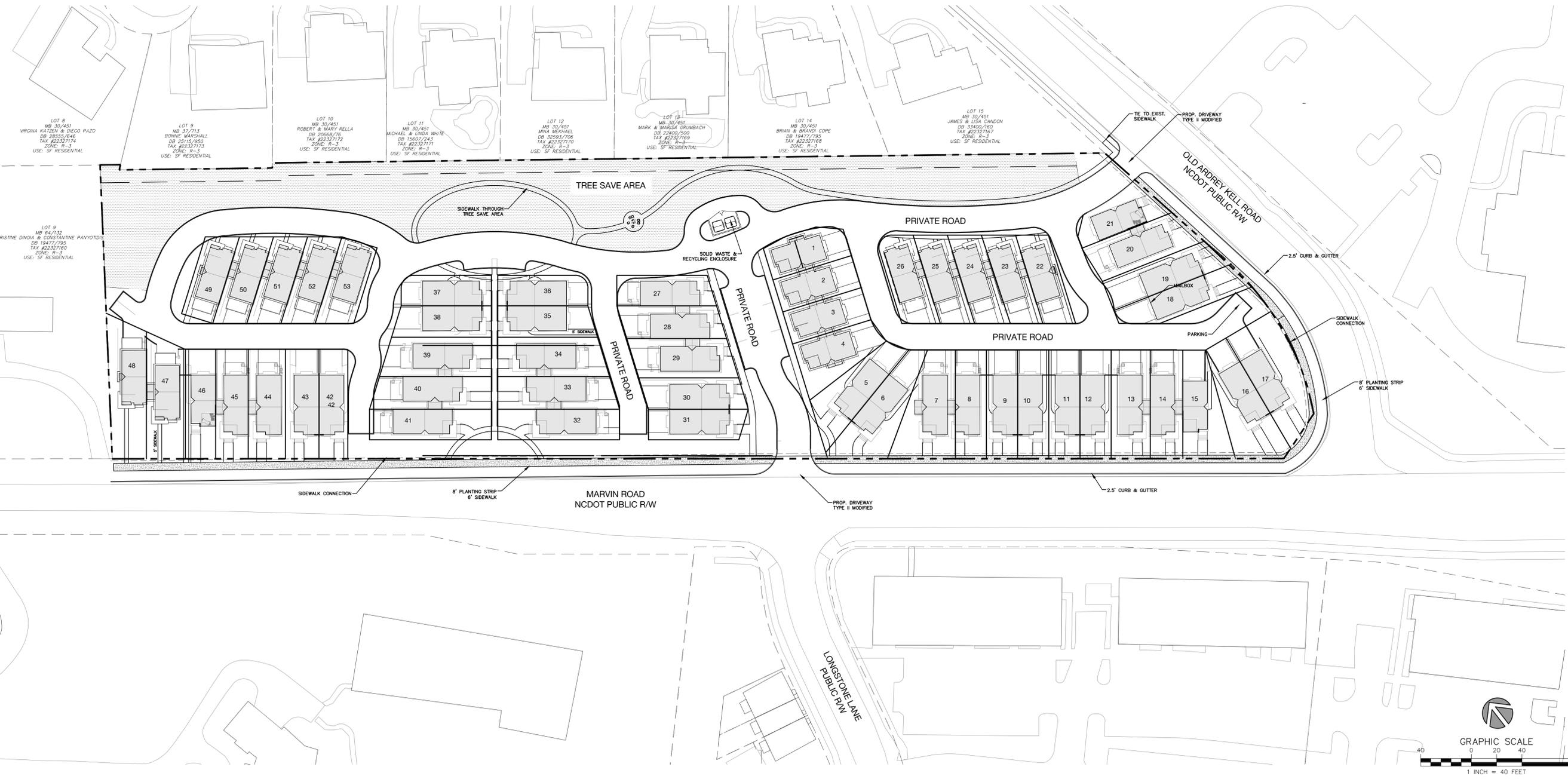
**DEVELOPMENT SUMMARY**

TAX PARCEL ID #:	223-271-47 223-271-48 223-271-49 223-271-50 223-271-51 223-271-52
SITE AREA:	4.81 AC
EXISTING ZONING:	R3
PROPOSED ZONING:	UR-2 (CD)



1213 w morehead st., suite 450  
charlotte, nc 28208  
urbandesigndesignpartners.com  
nc firm no: P-0418 P 704.334.3303  
sc coa no: C-03044 F 704.334.3305

Carolina Properties  
Mukesh Guntaka  
7701 Sharon Lakes Road, Suite A  
Charlotte, NC 28210



**Rayna Homes**  
Rezoning Plan  
Marvin Road Charlotte, NC

NO.	DATE	BY	REVISIONS:

Project No: 20-067  
Date: 01.25.2021  
Designed By: udp  
Checked By: udp  
Sheet No:

**RZ-1.0**

